



SECRET PROPERTY

SOLD WITH SITTING TENANT



DISCREET SALE
PROCESS



SOLD WITH
SITTING TENANT



FURTHER INFORMATION
AVAILABLE ON REQUEST

ENQUIRE NOW FOR MORE DETAILS

ALL ENQUIRIES TREATED IN THE STRICTEST CONFIDENCE

62 Cobden Street

Thornaby, Stockton-on-tees, TS17 7EP

£60,000



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Agent's Notes - Buyers Premium Fee

A Buyer's Premium of £4,000 plus VAT is payable upon acceptance of an offer.

By proceeding with an offer, the successful purchaser agrees to engage the selling agent for ongoing property management services. A Property Management Agreement will be provided prior to the offer being formally accepted, together with details of the Buyer's Premium payment.

The Buyer's Premium is non-refundable and will be retained by the agent if:

the purchaser fails to complete the transaction within two months of the offer being accepted; or
the purchaser withdraws from the purchase prior to completion.

The Buyer's Premium will be refunded in full should the seller withdraw from the sale prior to completion.

Entrance

A carpeted area with a uPVC double glazed front door, alarm and electric meters.

Lounge

6.25m x 4.21m (21' 5" x 13' 10")

A great open place space. uPVC double glazed window with blind to the front of the room, two double radiators, grey modern carpet and storage cupboard housing the gas meter and heating controls.

Kitchen

2.10m x 4.23m (6' 11" x 13' 11")

The kitchen has been recently refurbished with a new combi boiler, new wood effect flooring. A double radiator, gas hob, fan assisted electrical oven, a selection of wall, base and draw units offering plenty of cupboard space. There is also plumbing for a washing machine and space for a fridge freezer and uPVC double glazed window with blinds included and uPVC double glazed door providing access to the rear yard.

Landing

This carpeted area with spot lights and smoke alarm. A large storage cupboard.

Bedroom one

3.82m x 3.39m (12' 9" x 11' 1")

Situated to the front of the property this good sized carpeted bedroom offer uPVC double glazed window with blinds, a double radiator

and built in storage which could be used as a wardrobe.

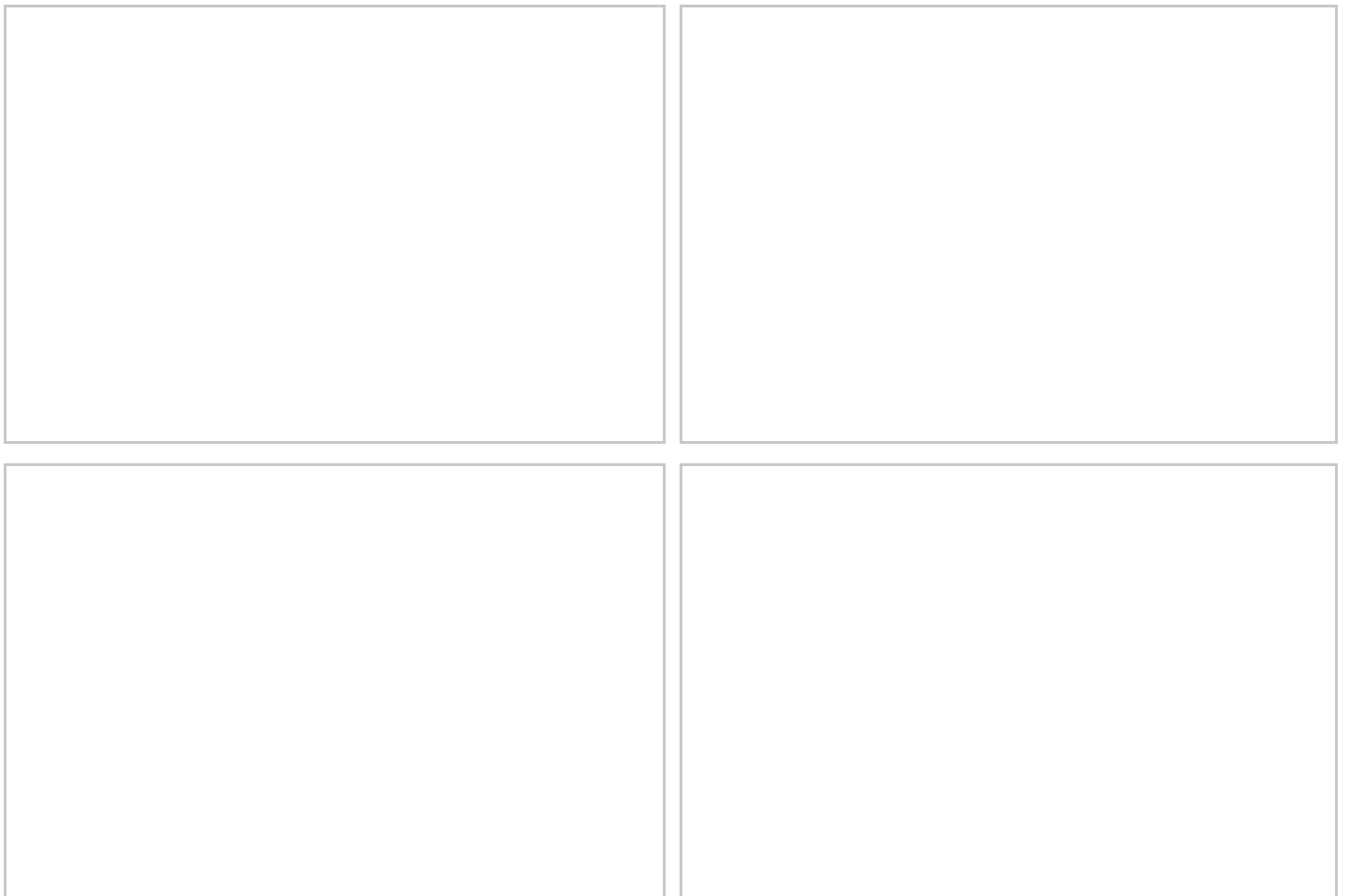
Bedroom two

2.42m x 3.23m (7' 11" x 10' 7")

With a double radiator and UPVC double glazed window, the second bedroom is located at the rear of the property and is also carpeted.

Bathroom

With lino flooring, this good sized bathroom offers a W/C, wash hand basin and a bath with shower over and accompanying shower screen. Together with an extractor fan, double radiator and part tiled surround, the bathroom is complimented by the frosted UPVC window with blinds.



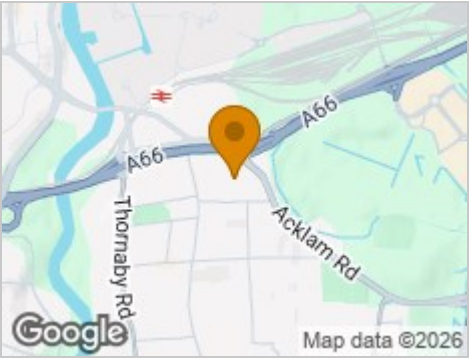
Road Map



Hybrid Map



Terrain Map



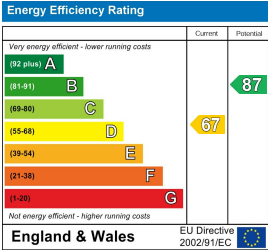
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.